



PLANNING DEPARTMENT
P.O. BOX 1307 - 1775 12TH AVENUE NW
ISSAQUAH, WA 98027-1307
(425) 837-3080 FAX (425) 837-3089

March 16, 2012

NOTICE OF APPLICATION

220 1st Avenue NE Duplexes

Planning Applications: PLN12-00010, PLN12-00011, PLN12-00012

Dear Interested Property Owner:

The City of Issaquah Planning Department is providing an opportunity for public comment on three applications for: 1) Short Plat subdivision, 2) Administrative Site Development Permit, 2) Administrative Adjustment of Standards, for the following project:

Project Description: **220 1st Avenue NE Duplexes:** Planning applications have been submitted by Jim Christensen for the construction of 2 duplex buildings for a total of 4 dwelling units to be placed on two existing lots zoned "SF-D" (Single Family – Duplex). An existing single family house and detached garage will be torn down. The two lots would then be subdivided by short plat approval into a total of 4 lots to allow a dwelling unit on each lot (zero lot line with each duplex). Two of the dwelling units will have access to the west along 1st Avenue and 2 of the dwelling units will have access to the east off the alley. An administrative adjustment of standards is also requested to reduce the front yard setback on the southwestern lot facing NE Creek Way (lot 2) from 10 feet to 6 feet as the duplex will be designed with the front yard facing 1st Avenue and the side yard facing Creek Way.

Location: The project is located at 220 1st Avenue NE, in the "Olde Town" Subarea.

Date of Application: February 29, 2012

Application Complete: March 9, 2012

Permits Required:

- 1) Administrative Site Development Permit
- 2) Administrative Adjustment of Standards for Setbacks
- 3) Short Plat subdivision
- 4) Construction Permits: Building Permit, Public Works Permit

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on March 30, 2012** to:

Jerry Lind, Planning Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerry@ci.issaquah.wa.us

Next Steps

The Planning Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in above paragraph.**

Information Available for Review

The applications with full-size plans is available for review at the Planning Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

You may reach me at (425) 837-3091 or by email at jerry@ci.issaquah.wa.us with any questions or concerns regarding these applications.

Sincerely,

PLANNING DEPARTMENT



Jerry Lind
Senior Planner

JL/

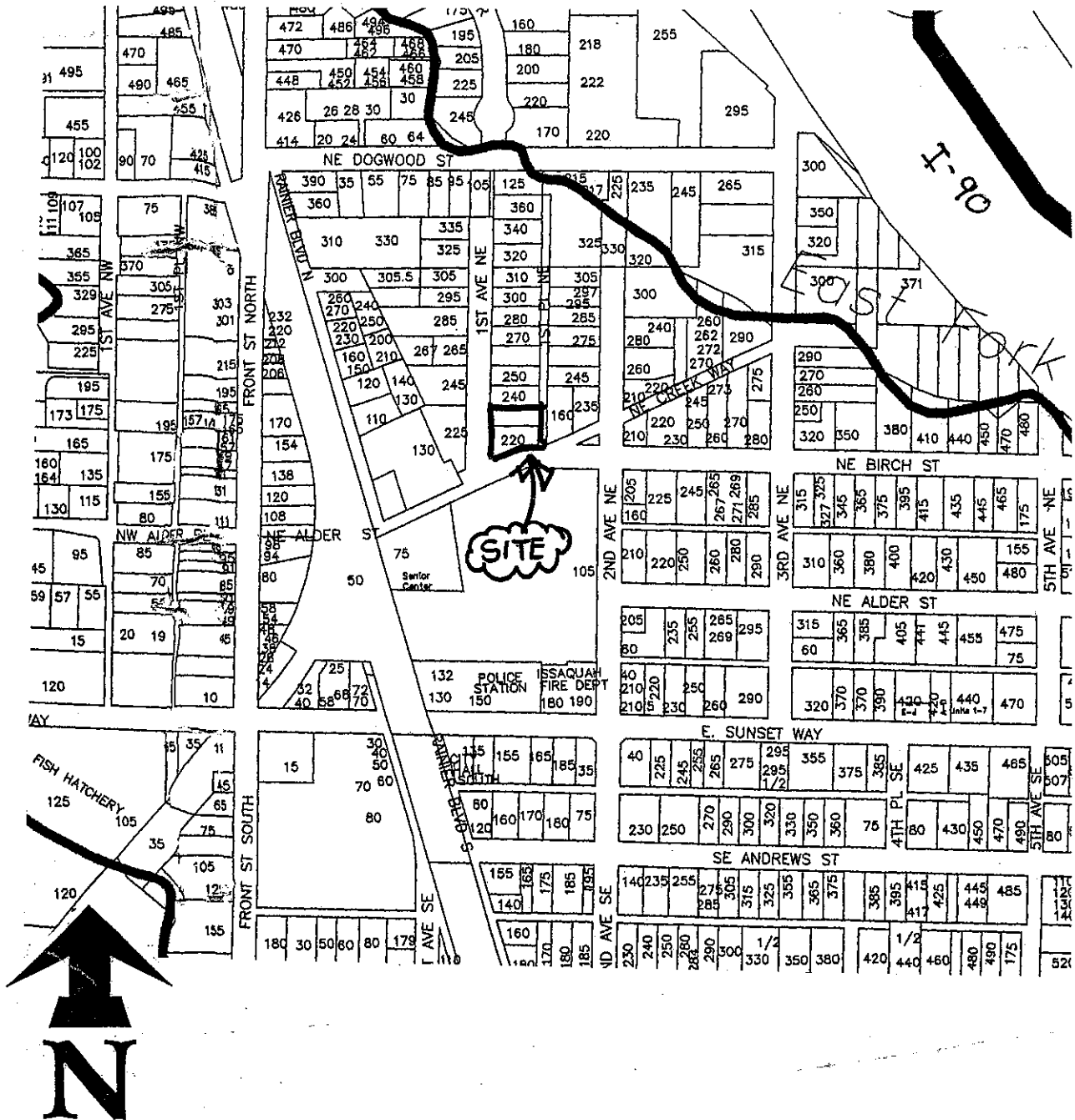
Attachments (4): Vicinity map, site plan, typical elevations, short plat map

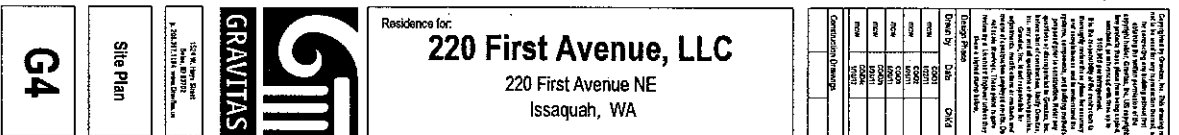
cc: Mark Hinthorne, Planning Director
David Favour, Planning Manager
Jim Christensen, P.O. Box 2673, Issaquah, WA 98027
Mary Stevens, P.O. Box 2673, Issaquah, WA 98027
File Copy, PLN12-00010, PLN12-00011, PLN12-00012

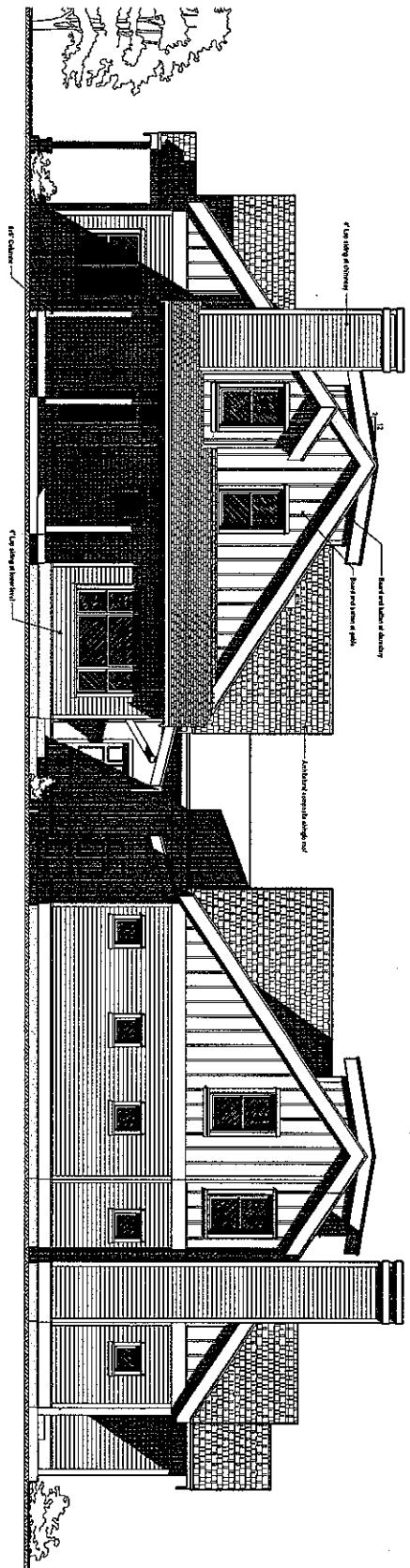
PLN12-00010,11 & 12, Notice of Application

VICINITY MAP

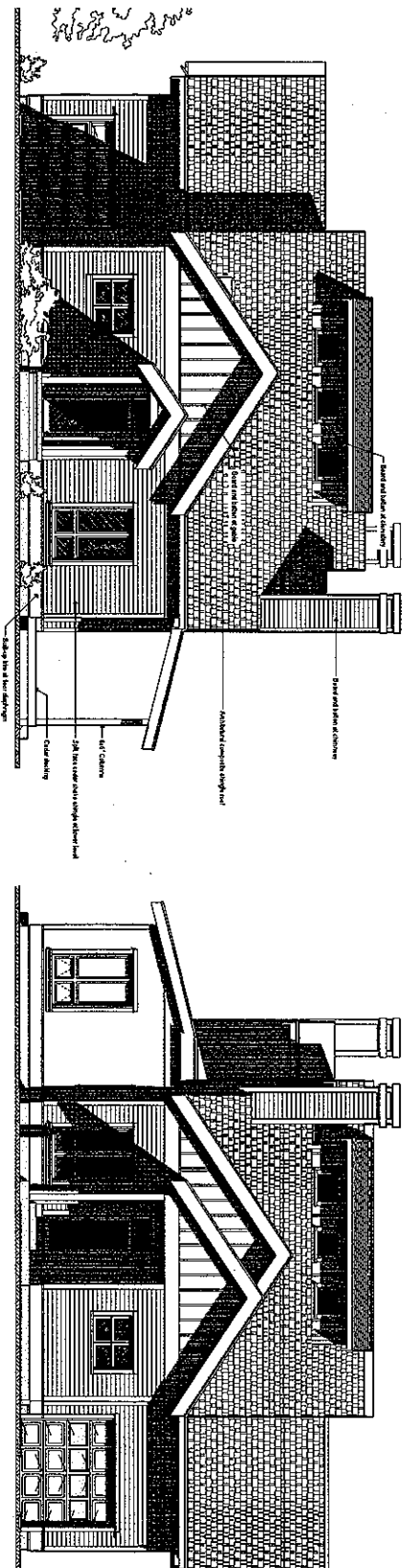
220 1st Avenue NE, Issaquah, WA







Lot 2/3 Front



Lot 2 Left

Lot 3 Right

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1144 2nd Street, Suite 100, Issaquah, WA 98027
 Phone: (206) 881-1144
 Fax: (206) 881-1145
 Email: g.j.g.architects@gmail.com
 Website: www.gjgarchitects.com

Drawn by: GJG
 Date: 01/12
 Scale: 1/8" = 1'-0"

Project Name: 220 First Avenue, LLC
 220 First Avenue NE
 Issaquah, WA

Residence for:
220 First Avenue, LLC
 220 First Avenue NE
 Issaquah, WA



1144 2nd Street, Suite 100
 Issaquah, WA 98027
 Phone: (206) 881-1144
 Fax: (206) 881-1145
 Email: g.j.g.architects@gmail.com
 Website: www.gjgarchitects.com

Elevations
 (Lots 2/3)

E1

RECEIVED

FEB 29 2012

CITY OF ISSAQUAH

SCALE: 1"=20'

A horizontal graphic scale bar with markings at 0, 10, 20, and 40 feet. The bar is divided into segments, with the first 10-foot segment further subdivided into smaller units.

EXISTING FEATURES LEGEND

- [illegible]

SURVEY NOTES

LEGAL DESCRIPTION

Let \mathbf{A} and \mathbf{B} be $n \times n$ matrices and \mathbf{C} be an $n \times n$ matrix. According to the rank theorem, the rank of $\mathbf{A} + \mathbf{B}$ is at least the minimum of the ranks of \mathbf{A} and \mathbf{B} .

NOTES

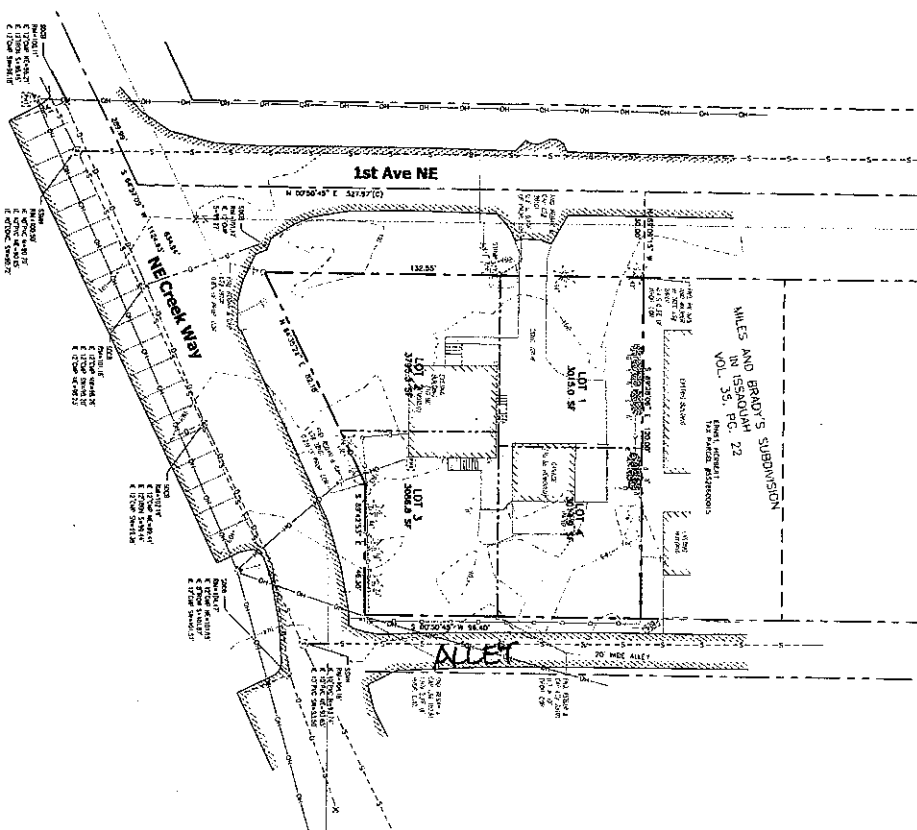
NEWARK, N.J. (UPI) — A FEDERAL JUDGE HAS ORDERED THE U.S. DEPARTMENT OF JUSTICE TO PRODUCE ALL DOCUMENTS AND RECORDS RELATING TO THE DEATH OF MARTIN LUTHER KING JR. IN 1968.

BASIS OF BEARINGS

THE COST OF LEARNING FOR THIS JOURNAL IS ASSUMED

REFERENCE SURVEYS

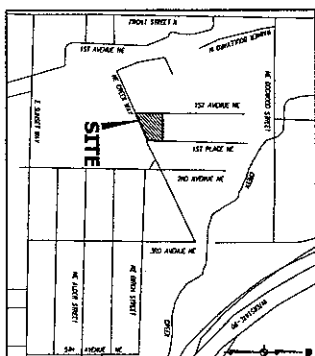
RECEIVED BY SUPPLY OF EASTERN COMMERCE, NEW YORK/NEWARK



RECEIVED

FEB 29 2012

CITY OF ISSAQUAH



VICINITY MAP

SITE ADDRESS:
220 1ST AVENUE NE
ISSAQUAH, WA 98027

PROJECT DATA

SITE ADDRESS:
220 1ST AVENUE NE
ISSAQUAH, WA 98027

PARCEL No.: 5528600005 & 5528600010

ZONING: SF-D (SINGLE FAMILY-DUPLEX)

EXISTING SITE AREA: 12,912 SQ FT

PROPOSED DWELLING UNITS: 4

CONTACT DATA

OWNER/DEVELOPER:
Jim Christensen
Atlas Development, Inc.
1605 NW Semmenth Road, Suite 250
Issaquah, WA 98027
Phone: 425.372.6532
Fax: 425.657.2177

SUBJECT:

**Informed Land Surveying
Office: 253.827.2070**

1944 Pacific Ave., Ste. 302
Tacoma, WA 98402

COAL ENGINEER:

Pratimed Engineering, LLC
11627 SE 38th Street

(206) 501-5703

SHEET INDEX

2 ***** GRADING, DRAINAGE, & ROADWAY PLAN


NOTES

EX. UTILITIES ARE APPROXIMATE ONLY CALL
1-800-424-5555 BEFORE DIGGING & POTHOLE UNKNOWN
EX. UTILITIES BEFORE CONSTRUCTION BEGINS.

PRELIMINARY SHORT PLAT

COVER SHEET & EXISTING FEATURES
ISSAQUAH SHORT PLAT

WASHINGTON

59 PROFESSIONAL
6 LICENSED ENGINEER, L.L.C. 
CIVIL ENGINEERING - PROJECT MGT - ADV. HYDRAULICS
4236 SW. 314th Street PM (208) 501-5708
Federal Hwy. WA. 98023 FX (253) 835-1587
EMAIL: STEVE@PELLE.ORG



DATE	2011-7
DRY, NAME, SEX, SPECIES	
DATE OF PRINT	
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